

CITY OF NEWPORT BEACH ZONING ADMINISTRATOR AGENDA

Newport Beach City Hall, Council Chambers
3300 Newport Boulevard
Wednesday, December 14, 2011 – 3:30 p.m.

Brenda Wisneski, Zoning Administrator

Staff Members:
Kay Sims, Assistant Planner

1) **CALL MEETING TO ORDER**

2) APPROVAL OF MINUTES

3) PUBLIC HEARINGS

Item No. 1	Pandor Bakery Minor Use Permit No. UP2011-031 (PA2011-186) 1126 Irvine Avenue, Westcliff Plaza Shopping Center	Council District 3
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Summary: A Minor Use Permit to convert 1,940 square feet of currently vacant retail space to a food service, eating and drinking establishment, which will have a net public area of 804 square feet and provide seating for a maximum of 30 customers. The proposed hours of operation are between 7:00 a.m. and 11:00 p.m., daily. The property is located in the CN (Commercial Neighborhood) District.

Recommended Action:

- 1) Conduct public hearing; and
- 2) Approve Minor Use Permit No. UP2011-031 (PA2011-186) subject to the recommended findings and conditions.

CEQA Compliance: The project is exempt from environmental review pursuant to Section 15301, of the California Environmental Quality Act (CEQA) Guidelines - Class 1 (Existing Facilities). of the Implementing Guidelines of the California Environmental Quality Act.

4) PUBLIC COMMENTS ON NON-AGENDA ITEMS

Public comments are invited on non-agenda items generally considered to be within the subject matter jurisdiction of the Zoning Administrator. Speakers must limit comments to three (3) minutes. Before speaking, we invite, but do not require, you to state your name for the record. The Zoning Administrator has the discretion to extend or shorten the speakers' time limit on non-agenda items, provided the time limit adjustment is applied equally to all speakers. As a courtesy, please turn cell phones off or set them in the silent mode.

5) ADJOURNMENT

If in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

Any writings or documents provided to the Zoning Administrator regarding any item on this agenda will be made available for public inspection in the office of the Planning Division located at 3300 Newport Boulevard, during normal business hours.

APPEAL PERIOD: An appeal may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period of time is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.

This hearing is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Zoning Administrator's agenda be posted at least seventy-two (72) hours in advance of each regular hearing and that the public be allowed to comment on agenda items before the Zoning Administrator and items not on the agenda but are within the subject matter jurisdiction of the Zoning Administrator. The Zoning Administrator may limit public comments to a reasonable amount of time, generally three (3) minutes per person.

It is the intention of the City of Newport Beach to comply with the Americans with Disabilities Act ("ADA") in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, the City of Newport Beach will attempt to accommodate you in every reasonable manner. If requested, this agenda will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Please contact the Community Development Department at least forty-eight (48) hours prior to the hearing to inform us of your particular needs and to determine if accommodation is feasible at 949-644-3200.



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

3300 Newport Boulevard, Building C, Newport Beach, CA 92663

(949) 644-3200 Fax: (949) 644-3229

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CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

December 14, 2011

Agenda Item ____

SUBJECT: Pandor Bakery - (PA2011-186)
1126 Irvine Avenue
▪ Use Permit No. UP2011-031

APPLICANT: Tiffany Septjian, Pandor Bakery

PLANNER: Kay Sims, Assistant Planner
(949) 644-3237

ZONING DISTRICT/GENERAL PLAN:

Neighborhood Commercial (CN)/Neighborhood Commercial (CN)

PROJECT SUMMARY

The applicant is proposing a Minor Use Permit to convert 1,940 square feet of currently vacant retail space to a food service, eating and drinking establishment, which will have a net public area of 804 square feet and provide seating for a maximum of 30 customers. The proposed hours of operation are between 7:00 a.m. and 11:00 p.m., daily. The property is located in the CN (Commercial Neighborhood) District.

RECOMMENDATION

- 1) Conduct a public hearing; and
- 2) Adopt Draft Zoning Administrator Resolution No. __ approving Use Permit No. UP2011-031, subject to findings and conditions (Attachment No. ZA 1).

DISCUSSION

- The project will be located in a currently vacant retail space located within the Westcliff Plaza shopping center.
- The proposed use is typically found within this type of shopping center development, and is consistent with the land uses permitted within the Commercial Neighborhood (CN) Zoning District and the Commercial Neighborhood (CN) General Plan Land Use Element category. Per the Zoning Code, approval of a minor use permit is required because the location of the proposed project is located within 500 feet of a residential zoning district.
- The proposed project complies with all of the Zoning Code required operating standards for eating and drinking establishments.
- One parking space for every 40 square feet of net public area is a reasonable number to require for the proposed use, given the number of seats (30) and employees (3) proposed, and mix of existing tenants located within the shopping center.
- A surplus number of parking spaces are available within the shopping center to provide the required number needed for the project.
- The project is compatible with existing and allowed uses within the shopping center and neighboring residential area and has been conditioned so that the potential for negative impacts from its operation is minimized.

The project qualifies for a Class 1 (Existing Facilities) categorical exemption of the California Environmental Quality Act because it involves interior alterations to convert currently vacant retail space to a food service, eating and drinking establishment.

PUBLIC NOTICE

Notice of this application was mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways) including the applicant and posted on the subject property at least 10 days prior to the decision date, consistent with the provisions of the Municipal Code.

APPEAL PERIOD

Minor Use Permit applications do not become effective until 14 days following the date of action. Prior to the effective date, the applicant or any interested party may appeal the decision of the Zoning Administrator to the Planning Commission by submitting a written appeal application to the Community Development Director. For additional information on filing an appeal, contact the Planning Division at 949 644-3200.

Attachments: ZA 1 Draft Zoning Administrator Resolution No. _
 ZA 2 Vicinity Map
 ZA 3 Plans
 ZA 4 Westcliff Plaza Shopping Center
 Parking Summary Table

Attachment No. ZA 1

Draft Zoning Administrator Resolution No. _

RESOLUTION NO.

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, APPROVING MINOR USE PERMIT NO. UP2011-031 FOR PANDOR BAKERY, A FOOD SERVICE, EATING AND DRINKING ESTABLISHMENT LOCATED AT 1126 IRVINE AVENUE (PA2011-186)

THE ZONING ADMINSTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Tiffany Sepetjian, Pandor Bakery, with respect to property located at 1126 Irvine Avenue, and legally described as Tract 4824, Lot 3 requesting approval of a minor use permit.
2. The applicant proposes a minor use permit to convert 1,940 square feet of currently vacant retail space to a food service, eating and drinking establishment, which will have a net public area of 804 square feet and provide seating for a maximum of 30 customers. The establishment will be located within the Westcliff Plaza Shopping Center and the hours of operation will be between 7:00 a.m. and 11:00 p.m., daily.
3. The subject property is located within the Commercial Neighborhood (CN) Zoning District and the General Plan Land Use Element category is Commercial Neighborhood (CN).
4. The subject property is not located within the coastal zone.
5. A public hearing was held on December 14, 2011 in the City Hall Council Chambers, 3300 Newport Boulevard, Newport Beach, California. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Adminstrator at this meeting.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. The project has been reviewed, and it qualifies for a categorical exemption pursuant to Section 15301 of the California Environmental Quality Act under Class 1 (Existing Facilities) of the Implementing Guidelines of the California Environmental Quality Act.
2. The Class 1 exemption includes the ongoing use of existing buildings where there is negligible or no expansion of use. The proposed project involves interior alterations to convert currently vacant retail space to a food service, eating and drinking establishment. The existing space will be remodeled with approval of a tenant improvement building permit.

SECTION 3. REQUIRED FINDINGS.

Minor Use Permit

In accordance with Section 20.52.020.F of the Newport Beach Municipal Code, the following findings and facts in support of the findings for a use permit are set forth:

Finding

A. *The use is consistent with the General Plan and any applicable specific plan.*

Facts in Support of Finding

1. The General Plan land use designation for this site is CN (Neighborhood Commercial), which is intended to provide for areas appropriate for a limited range of retail and service uses developed in one or more distinct centers oriented to serve primarily the needs of and maintain compatibility with residential uses in the immediate area. The proposed project is a food service, eating and drinking establishment to be located within the Westcliff Plaza shopping center (northeast corner of Irvine Avenue and Westcliff Drive). This use is consistent with the General Plan Neighborhood Commercial (CN) land use designation, which allows food service, eating and drinking establishments as a commercial use.
2. This type of use is permitted in the Commercial Neighborhood (CN) land use designation, subject to approval of a minor use permit. The proposed establishment is located within the Westcliff Plaza shopping center and will be compatible with existing and future permitted land uses within the area.
3. The subject property is not part of a specific plan area.

Finding

B. *The use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the Municipal Code.*

Facts in Support of Finding

1. The site is located within the Commercial Neighborhood (CN) Zoning District of the Newport Beach Zoning Code. The intent of this district is to provide for areas appropriate for a limited range of retail and service uses developed in one or more distinct centers oriented to serve primarily the needs of and maintain compatibility with residential uses in the immediate area. The proposed food service, eating and drinking establishment is consistent with the land uses permitted within this zoning district.

2. Pursuant to Section 20.20.020 (Table 2-5 Allowed Uses and Permit Requirements), the proposed project requires approval of a minor use permit, because it is located within 500 feet of the residential zoning district located northeast of the subject site.
3. The proposed use complies with Section 20.48.090 (Eating and Drinking Establishments) relating to required operating standards, and conditions of approval are included in this approval to maintain those requirements.
4. Section 20.40.060 (Parking Requirements for Food Service Uses) establishes criteria to determine the parking requirements for uses from 1 parking space for every 30-50 square feet of net public area. The proposed project has a net public area of 804 square feet and has seating for a maximum of 30 customers. The establishment is located within the Westcliff Plaza shopping center. Staff determined that one (1) space for every 40 square feet of net public area is a reasonable number to require for the proposed use, given the project characteristics, parking supply, and mix of existing tenants located within the shopping center. Based on the net public area of the proposed establishment, a total of 21 parking spaces will be required ($804/40 = 20.1 = 21$). The Westcliff Plaza shopping center site has surplus parking spaces available to provide the parking spaces required to accommodate this parking rate and the proposed use.

Finding

- C. *The design, location, size, and operating characteristics of the use are compatible with the allowed uses in the vicinity.*

Facts in Support of Finding

1. The proposed project involves interior alterations to convert currently vacant retail space within the Westcliff Plaza shopping center to a food service, eating and drinking establishment. The shopping center will still provide a surplus of parking spaces.
2. The proposed use will provide French bakery products for retail sale and provide seating for a maximum of 30 customers. The operational characteristics of the use are that of a food service, eating and drinking establishment, which is a typical use in these types of shopping centers.
3. The hours of operation of the establishment will be between 7:00 a.m. and 11:00 p.m., daily.
4. The proposed establishment will be located in a shopping center within a nonresidential zoning district. Although it is within 500 feet of a residential district directly to the northeast, it is not facing the residential properties and is separated from them by a block wall, landscaped area, and parking lot. The

separation provides screening and protection from view and any noise generated by the establishment. The applicant is also required to control trash and litter around the subject property.

5. The applicant is required to obtain Health Department approval prior to opening for business, and comply with the California Building Code to ensure the safety and welfare of customers and employees within the establishment.

Finding

- D. *The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities.*

Facts in Support of Finding

1. The existing building and parking lot within the Westcliff Plaza shopping center have functioned satisfactorily with the current configuration. The proposed project, which includes interior alterations to convert currently vacant retail space to a food service, eating and drinking establishment will not negatively affect emergency access. The design, size, location, and operating characteristics of the use are compatible with the existing uses within the shopping center and the surrounding area.
2. Adequate public and emergency vehicle access, public services, and utilities are provided within the Westcliff Plaza shopping center and the surrounding area.
3. The tenant improvements to the project site will comply with all Building, Public Works, and Fire Codes. All ordinances of the City and all conditions of approval will be complied with.

Finding

- E. *Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, or endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, a safety, or general welfare of persons residing or working in the neighborhood of the proposed use.*

Facts in Support of Finding

1. The project has been reviewed and this approval includes conditions to ensure that potential conflicts with the surrounding land uses are minimized to the greatest extent possible. The operator is required to take reasonable steps to discourage and correct objectionable conditions that constitute a nuisance in parking areas, sidewalks, and areas surrounding the subject property and adjacent properties during business hours, if directly related to the patrons of the establishment.

2. The restrictions on seating and net public area prevent adverse traffic impacts for the surrounding residential and commercial uses.
3. The proposed food service, eating and drinking establishment will help revitalize the project site and provide an economic opportunity for the property owner to update the tenant space and provide additional services to the residents and visitors in the surrounding area.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Use Permit No. UP2011-031, subject to the conditions set forth in Exhibit A, which is attached hereto and incorporated by reference.
2. Minor Use Permit applications do not become effective until 14 days following the date of action. Prior to the effective date, the applicant or any interested party may appeal the decision of the Zoning Administrator to the Planning Commission by submitting a written appeal application to the Community Development Director. For additional information on filing an appeal, contact the Planning Division at 949 644-3200.

PASSED, APPROVED AND ADOPTED THIS 14TH DAY OF DECEMBER, 2011.

By: _____
Brenda Wisneski, AICP, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

(Project-specific conditions are in italics)

Planning Division Conditions

1. The development shall be in substantial conformance with the approved site plan, floor plan(s) and building elevations dated with this date of approval. (Except as modified by applicable conditions of approval.)
2. This Minor Use Permit may be modified or revoked by the City Council, Planning Commission, or Zoning Administrator should they determine that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
3. Any change in operational characteristics, hours of operation, expansion in area, or other modification to the approved plans, shall require an amendment to this Use Permit or the processing of a new Use Permit.
4. This approval was based on the particulars of the individual case and does not in and of itself or in combination with other approvals in the vicinity or Citywide constitute a precedent for future approvals or decisions.
5. Minor Use Permit No. UP2011-031 shall expire unless exercised within 24 months from the date of approval as specified in Section 20.54.060 (Time Limits and Extensions) of the Newport Beach Zoning Code, unless an extension is otherwise granted.
6. Should this business be sold or otherwise come under different ownership, any future owners or assignees shall be notified in writing of the conditions of this approval by the current owner or leasing company.
7. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
8. The applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use may be cause for revocation of this Use Permit.
9. Prior to the issuance of a building permit, the applicant shall pay any unpaid administrative costs associated with the processing of this application to the Planning Division.

10. *Prior to the issuance of building permits, any applicable Fair Share Traffic Contribution Fees shall be paid in accordance with Chapter 15.38 of the Newport Beach Municipal Code.*
11. *The indoor net public area shall be limited to a maximum of 804 square feet and 30 seats.*
12. *The proposed food service, eating and drinking establishment, shall have a parking requirement of 1 space for every 40 square feet of net public area equaling a total of 21 parking spaces.*
13. A copy of this approval letter shall be incorporated into the Building Division and field sets of plans prior to issuance of the building permits.
14. *The hours of operation for the eating and drinking establishment are limited from 7:00 a.m. to 11:00 p.m., daily.*
15. Live entertainment and dancing shall be prohibited as a part of the regular operation.
16. A covered wash-out area for refuse containers and kitchen equipment, with minimum useable area dimensions of 36-inches wide, 36-inches deep and 72-inches high, shall be provided, and the area shall drain directly into the sewer system, unless otherwise approved by the Building Manager and Public Works Director in conjunction with the approval of an alternate drainage plan.
17. A Special Events Permit is required for any event or promotional activity outside the normal operational characteristics of the approved use, as conditioned, or that would attract large crowds, involve the sale of alcoholic beverages, include any form of on-site media broadcast, or any other activities as specified in the Newport Beach Municipal Code to require such permits.
18. Any event or activity staged by an outside promoter or entity, where the applicant, operator, owner or his employees or representatives share in any profits, or pay any percentage or commission to a promoter or any other person based upon money collected as a door charge, cover charge or any other form of admission charge is prohibited.
19. The site shall not be excessively illuminated based on the luminance recommendations of the Illuminating Engineering Society of North America, or, if in the opinion of the Community Development Director, the illumination creates an unacceptable negative impact on surrounding land uses or environmental resources. The Community Development Director may order the diming of light sources or other remediation upon finding that the site is excessively illuminated.
20. The proprietor shall actively control any noise generated by the patrons of the facility.

21. The operator of the facility shall be responsible for the control of noise generated by the subject facility including, but not limited to, noise generated by patrons, food service operations, and mechanical equipment. All noise generated by the proposed use shall comply with the provisions of Chapter 10.26 and other applicable noise control requirements of the Newport Beach Municipal Code.

	Between the hours of 7:00AM and 10:00PM		Between the hours of 10:00PM and 7:00AM	
Location	Interior	Exterior	Interior	Exterior
Residential Property	45dBA	55dBA	40dBA	50dBA
Residential Property located within 100 feet of a commercial property	45dBA	60dBA	45dBA	50dBA
Mixed Use Property	45dBA	60dBA	45dBA	50dBA
Commercial Property	N/A	65dBA	N/A	60dBA

22. The operator of the facility shall be responsible for the control of noise generated by the subject facility including, but not limited to, noise generated by patrons, food service operations, and mechanical equipment. All noise generated by the proposed use shall comply with the provisions of Chapter 10.26 and other applicable noise control requirements of the Newport Beach Municipal Code.
23. No outside paging system shall be utilized in conjunction with this establishment.
24. Construction activities shall comply with Section 10.28.040 of the Newport Beach Municipal Code, which restricts hours of noise-generating construction activities that produce noise to between the hours of 7:00 a.m. and 6:30 p.m., Monday through Friday and 8:00 a.m. and 6:00 p.m. on Saturday. Noise-generating construction activities are not allowed on Sundays or Holidays.
25. All proposed signs shall conform to Title 20, Chapter 20.42 (Sign Standards) of the Newport Beach Municipal Code regulations or any sign program applicable to the property.
26. No temporary "sandwich" signs or similar temporary signs shall be permitted, either on-site or off-site, to advertise the restaurant.
27. Temporary signs shall be prohibited in the public right-of-way unless otherwise approved by the Public Works Department in conjunction with the issuance of an encroachment permit or encroachment agreement.
28. All trash shall be stored within the building or within dumpsters stored in the trash enclosure (three walls and a self-latching gate) or otherwise screened from view of neighboring properties, except when placed for pick-up by refuse collection agencies. The trash enclosure shall have a decorative solid roof for aesthetic and screening

purposes. The trash dumpsters shall have a top, which shall remain closed at all times, except when being loaded or while being collected by the refuse collection agency.

29. The size, design, and location of trash enclosures shall be subject to the review and approval of the Public Works and Planning Division prior to issuance of building permits.
30. Trash receptacles for patrons shall be conveniently located both inside and outside of the establishment, however, not located on or within any public property or right-of-way.
31. The exterior of the business shall be maintained free of litter and graffiti at all times. The owner or operator shall provide for daily removal of trash, litter debris and graffiti from the premises and on all abutting sidewalks within 20 feet of the premises.
32. All graffiti shall be removed within 48 hours notification from the City.
33. The applicant shall ensure that the trash dumpsters and/or receptacles are maintained to control odors. This may include the provision of either fully self-contained dumpsters or periodic steam cleaning of the dumpsters, if deemed necessary by the Planning Division. Cleaning and maintenance of trash dumpsters shall be done in compliance with the provisions of Title 14 including all future amendments (including Water Quality related requirements).
34. Deliveries and refuse collection for the facility shall be prohibited between the hours of 10:00 p.m. and 8:00 a.m., daily, unless otherwise approved by the Community Development Director, and may require an amendment to this use permit.
35. Storage outside of the building in the front or at the rear of the property shall be prohibited, with the exception of the required trash container enclosure.
36. Any changes to the existing parking lot design require review and approval from the Public Works Department.
37. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of **Pandor** including, but not limited to **Use Permit No. 2011-031** and the determination that the project is exempt under the requirements of the California Environmental Quality Act. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys'

fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

Building Division and Fire Department Conditions

38. Public sanitation facilities shall be available to the general public (patrons) during regular business hours of the operation, unless otherwise approved by the Building Division.
39. A building permit is required to allow the change in use to an eating and drinking establishment. The construction plans must comply with the most recent, City-adopted version of the California Building Code.
40. The applicant is required to obtain all applicable permits from the City Building and Fire Departments. The construction plans must comply with the most recent, City-adopted version of the California Building Code. The facility shall be designed to meet exiting and fire protection requirements as specified by the California Building Code and shall be subject to review and approval by the Building Division.
41. The construction plans must meet all applicable State Disabilities Access requirements.
42. Approval from the Orange County Health Department is required prior to the issuance of a building permit.
43. Complete sets of drawings including architectural, electrical, mechanical, and plumbing plans shall be required at plan check.
44. The rear doors of the facility shall remain closed at all times. The use of the rear door shall be limited to deliveries and employee use only. Ingress and egress by patrons is prohibited unless there is an emergency.
45. All exits shall remain free of obstructions and available for ingress and egress at all times.

Public Works Department Conditions

46. County Sanitation District fees shall be paid prior to the issuance of any building permits.
47. New and existing fire services, when required by the Fire Department, shall be protected by a University of Southern California approved double check detector assemble and installed per STD-517-L.
48. New and existing commercial water meter(s) shall be protected by a University of Southern California approved reduced pressure backflow assembly and installed per STD-520-L-A.

49. *Existing sewer lateral shall have a cleanout installed per STD-406-L. Cleanout shall be located within the existing sewer easement.*

Revenue Department Conditions

50. A valid business license from the City of Newport Beach with sellers permit shall be required prior to start of business. Any contractors/subcontractors doing work at the subject site shall be required to obtain a valid business license from the City of Newport Beach prior to the commencement of any work on the subject site.

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Minor Use Permit No. UP2011-031
PA2011-186

Pandor Bakery
1126 Irvine Avenue

Attachment No. ZA 3

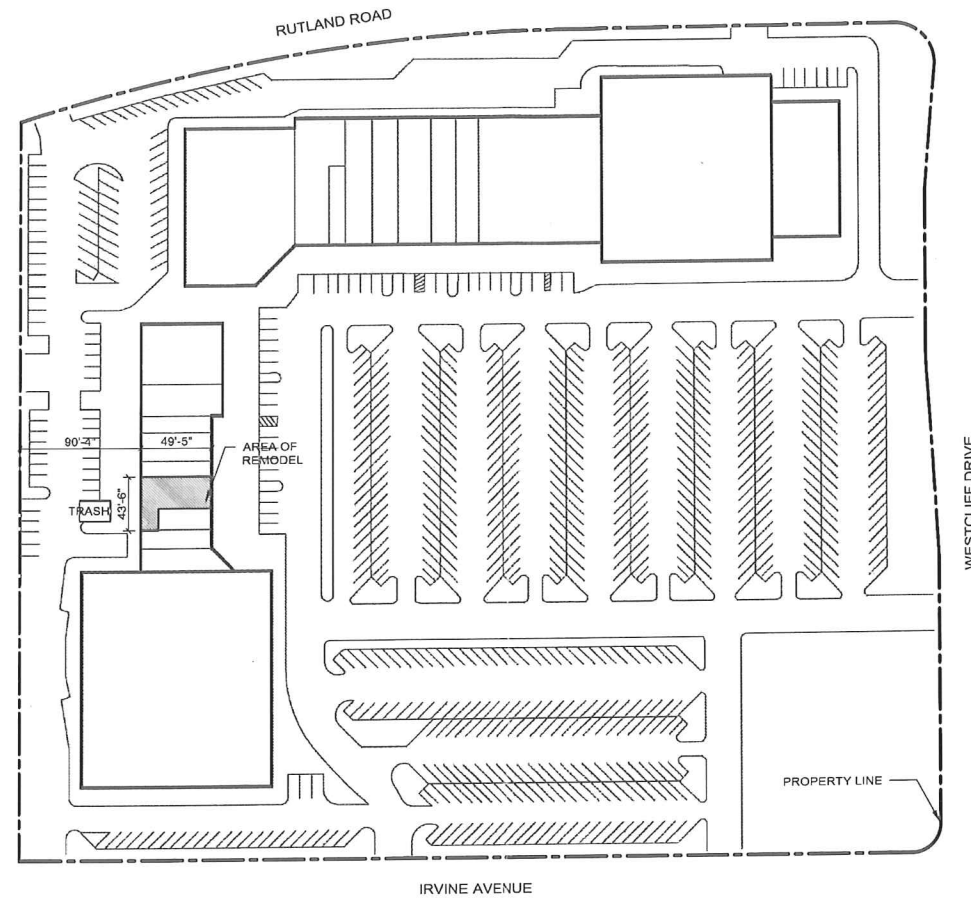
Plans

PANDOR BAKERY

NEWPORT BEACH, CALIFORNIA



VICINITY MAP



SITE PLAN

SCALE: 1/8" = 1'-0"



CONTACT

OWNER:
RAFFI & TIFFANY SEPETJIAN
2640 WALNUT AVENUE, #C
TUSTIN, CA 92780
714-542-9222

ARCHITECT:
ANTHONY ECKELBERRY
ARCHITECTURAL DESIGN STUDIO, INC.
4535 GAINSBOROUGH AVENUE
LOS ANGELES, CA 90027
323-661-0895

ELECTRICAL ENGINEER:
VREJ RATAVOUSIAN
ARROW DESIGN CONSULTING ENGINEERS
600 W. BROADWAY, SUITE 360
GLENDALE, CA 91204
818-241-3751

PLUMBING AND MECHANICAL ENGINEER:
ED ABRAMIAN
L.A. CONSULTING ENGINEERS
3211 DORA VERDUGO DRIVE
GLENDALE, CA 91208
818-244-9090

OCCUPANCY ANALYSIS

GROSS FLOOR AREA	1,940 S.F.	
NET PUBLIC AREA	804 S.F.	
DINING AREA	450 S.F.	
OCCUPANCY: 450 / 15		30 OCCUPANTS
RETAIL AREA	270 S.F.	
OCCUPANCY: 270 / 30		9 OCCUPANTS
SERVICE AREA	1,220 S.F.	
OCCUPANCY: 1,220 / 300		4 OCCUPANTS
TOTAL	1,940 S.F.	43 OCCUPANTS

PA2011-186 for UP2011-031
1126 Irvine Avenue
Pandor Bakery

BUILDING INFORMATION

SCOPE OF WORK	* CONVERT RETAIL STORE TO RETAIL BAKERY
PROJECT AREA	1,940 S.F.
OCCUPANCY	M
SPRINKLERS	NO
CODE USED	2010 CBC

SHEET INDEX

A0.1	COVER SHEET AND SITE PLAN	K1.0	KITCHEN EQUIPMENT PLAN
A0.2	ACCESSIBILITY NOTES	K1.1	KITCHEN EQUIPMENT SCHEDULE
A0.3	FINISH SCHEDULE AND CONSTRUCTION NOTES	K2.0	PLUMBING ROUGH-IN PLAN
A0.4	DOOR SCHEDULE	K3.0	ELECTRICAL ROUGH-IN PLAN
A1.1	DEMOLITION FLOOR PLAN AND SEATING PLAN		
A1.2	CONSTRUCTION FLOOR PLAN AND FLOOR FINISH PLAN		
A1.3	REFLECTED CEILING PLAN AND ROOF PLAN		
A2.1	INTERIOR ELEVATIONS		
A2.2	EXTERIOR ELEVATION AND INTERIOR ELEVATIONS		
A3.1	BUILDING SECTION AND EXTERIOR ELEVATION		
A4.1	ARCHITECTURAL DETAILS		

ARCHITECTURAL DESIGN
STUDIO, INC.
ANTHONY ECKELBERRY, ARCHITECT
4535 GAINSBOROUGH AVENUE
LOS ANGELES, CA 90027
TEL: 323.661.0895
FAX: 323.661.1493
ANTHONY@ECKELBERRY.BIZ

CONSULTANTS

REGISTRATION



PROJECT

PANDOR
BAKERY

WESTCLIFF PLAZA
1126A IRVINE AVENUE
NEWPORT BEACH, CA 92660

MARK	DATE	DESCRIPTION
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PROJECT NO.	1122
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CAD DWG FILE	
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DRAWN BY:	
-----------	--

CHKD BY:	
----------	--

DATE	10-8-2011
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SHEET TITLE

COVER SHEET AND SITE
PLAN

A0.1



A1.1

Attachment No. ZA 4

Westcliff Plaza Shopping Center
Parking Summary Table

Westcliff Plaza Shopping Center
Parking Summary
06.01.10

Westcliff Plaza Shopping Center

suite tenant	use	sf ²	ratio	required	rounded up to next whole number
1000 Shell Oil Company	gas pad	2,000	UP 3193	-	2
1016 Bank of America	bank	7,200	0.004	28.80	29
1020 CVS #8881	retail pharmacy	23,594	0.004	94.38	95
1024 Crown Hardware	hardware	10,270	0.004	41.08	42
1036 vacant	retail	2,200	0.004	8.80	9
1040 vacant	retail	2,420	0.004	9.68	10
1044 vacant (proposed Dance Newport	personal imprvmt svcs	2,750	0.004	13.66	14
1048 Newport Beach Business Center	postal services	2,028	0.004	8.11	9
1052 Massage Envy	pers. serv./massage	2,503	0.004	10.01	11
1058 Core Reform Pilates	personal imprvmt svcs	1,300	UP2010-012	9.00	9
1062 Drapers & Damons #2	retail	3,737	0.004	14.95	15
1080 Ulta	beauty supply	11,235	0.004	44.94	45
1104 The Counter	full service	1,078	1/40	26.95	27
1104P The Counter patio	patio	120	0.025	3.00	3
1112 Pick-Up Stix #7121	take-out	1,400	UP3464	6.00	6
1116 Champagne	retail	975	0.004	3.90	4
1120 Chronic Tacos	small scale	1,300	UP 3171	6.00	6
1124 Z Pizza	take out limited or retail	780	UP 2006-022	4.00	4
1126A Pandor	food use/proposed	1,940	0.004	20.10	21
1128A Starbucks #Coffee 522 ¹	small scale	1,200	M3981	5.00	5
1130 Anthony's Shoe	personal services	975	0.004	3.90	4
1132 Newport Nails	personal services	1,035	0.013	12.94	13
1150 Ralphs #Fresh Fair #745	food & beverage	27,900	0.005	139.50	140
ATM1				0.00	1

Total Required

524

**Total Available
Shopping Center**

553